

**LAND BOARD AGENDA ITEM**  
**August 15, 2011**

**FINAL APPROVAL FOR SALE OF LAND BANKING**  
**PARCEL # 623**  
**DANIELS COUNTY**

<b>Seller:</b>	State of Montana, Department of Natural Resources and Conservation
<b>Nominators:</b>	Parcel 623 – Lessee, Scobey Saddle Club
<b>Location:</b>	Parcel 623 - is located on the west edge of the town of Scobey.
<b>Property Characteristics:</b>	Parcel 623- The parcel is approximately 9.36 acres, and is currently leased under a commercial lease by the Scobey Saddle Club.
<b>Access:</b>	Parcel 623 – This parcel is legally accessible from an adjacent City of Scobey road.
<b>Economic Analysis:</b>	<p>Short term – The rate of return on the sale parcel is 1.68% for Common Schools. They would continue to receive this return if the parcel is not sold.</p> <p>Long term – The sale of this parcel would result in acquisition of lands that generate a higher rate of return. To date the average annual rate of return on acquisitions has been 1.91%, on acquisitions with income generated from annual lease payments.</p>

**Cultural/Paleontological Resources:**

Section 16, T35N R48E was inventoried to Class III standards for cultural and paleontological resources in 2010. A formal report of findings (*Cultural Resources Inventory of Section 16, T35N R48E: Daniels County, Montana*) was prepared and is on file with the DNRC and the State Historic Preservation Office. No *Antiquities*, as defined under the Montana State Historic Preservation Act, were identified. The underlying geology does not include Judith River or Hell Creek Formations.

**Background:**

In July 2010, the Board approved this parcel to continue through the Land Banking sale evaluation process. In May 2011 the Board set the minimum bid at the appraised value with access as follows:

<b>Sale #</b>	<b># of Acres</b>	<b>Legal</b>	<b>Minimum Bid</b>	<b>Price/Acre</b>	<b>Beneficiary</b>
623	9.36	Tract 1, Scobey Saddle Club Subdivision, Section 16, T35N-R48E	\$12,000	\$1,282	Common Schools

**Total Sale Price:      \$12,000**

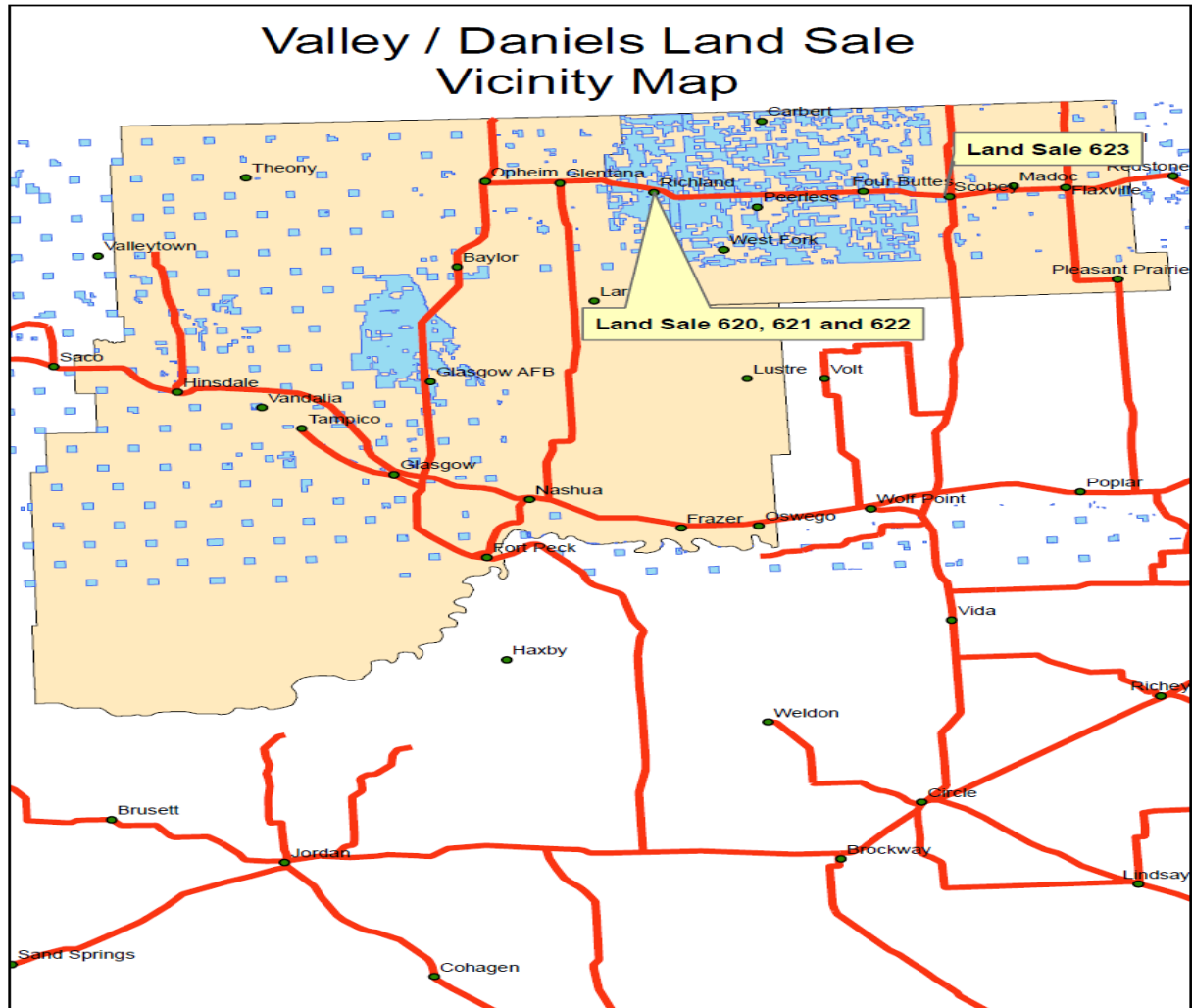
**Sale Price:**

This parcel was sold at public auction on July 13, 2011. The parcel had only one bidder, and was sold for the minimum bid amount listed above. The total for the above sale is \$12,000.

**Recommendation:**

The Director recommends final approval of Land Banking Sale #623 for the purchase prices listed above. The sale will be closed within 30 days of approval.

## Daniels County Sale Location Map



## Sale # 623

